

## GENERAL QUESTIONS ABOUT RESIDENTIAL ACCESSORY STRUCTURES

### ALTERATIONS/ ADDITIONS, ARBORS, GAZEBOS, PATIO COVERS, AND OTHER MODIFICATIONS



This handout is for informational use only. All residential room additions, patio covers, gazebo's, arbor's shed's and all other accessory structures must currently adhere to the following codes with local amendments, which include the 2006 International Building Code with local amendment 08-04-40, 2006 International Residential Code with local amendment 08-01-12, Adopted City of Frisco Zoning, Subdivision and Building Ordinance.

**1. DO I NEED A PERMIT TO ADD A ROOM TO MY HOUSE?**

- Yes, a permit is required to build a new room or alter the main construction of a room. All construction that increases the square footage of the main building including room additions, sunroom and covered patio structures would require a permit. This does not include items such as painting, carpeting, and other minor cosmetic repair to an existing room.

**2. DO I NEED A PERMIT TO REROOF MY HOME?**

- Yes, a permit is required to replace an existing roof. This does not include a repair or replacement of composition shingles less than ten (10) square feet.

**3. DO I NEED A PERMIT TO BUILD A SHED, GAZEBO OR ARBOR?**

- Yes, a permit is required to build a shed, gazebo, arbor or other accessory building. Only one main building may be located upon a lot in a residential area; all subordinate or incidental buildings detached from the main building may not be used for commercial purposes and may not be sublet.

**4. WHERE DO I OBTAIN A RESIDENTIAL BUILDING PERMIT?**

- A residential building permit may be applied for and picked up from the development services office at the George A Purefoy Municipal Center.

**5. HOW LONG DOES IT TAKE TO OBTAIN A RESIDENTIAL BUILDING PERMIT?**

- A residential building permit is usually reviewed by a plan reviewer and will take 5 – 10 business days.

**6. CAN I BUILD MY ACCESSORY BUILDING IN A UTILITY EASEMENT?**

- No, an accessory building may not be built within a utility easement.



PLANNING & DEVELOPMENT  
SERVICES DEPARTMENT

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### 7. WHAT INFORMATION IS REQUIRED FOR A PERMIT?

- A completed application, which will contain the project location, lot, block, subdivision, owners name, registered contractor if different than the owner, building description with estimated value and description of materials used.
- Three (3) copies of the property's plot plan are required with the building location clearly marked or highlighted.
- Three (3) copies of the detailed construction drawings including foundation design when applicable.
- Room additions may require additional items such as Truss Layout, Engineer's Letter, and or Energy-Star Report.

### 8. HOW MUCH DOES A RESIDENTIAL BUILDING PERMIT COST?

- Detached accessory buildings with an area less than one hundred (100) square feet would have a permit fee of \$25.00. Detached accessory buildings with an area less than one hundred sixty (160) square feet would have a permit fee of \$50.00. A permit to replace a roof is \$150.00. All other residential building permit fees are based upon job valuation, a table can be provided when requested.

### 9. WHERE CAN I BUILD MY ACCESSORY BUILDING?

- All attached accessory buildings and building additions less than ten (10) feet from the main building must maintain the setback requirements of the main building.
- Detached accessory buildings shall not have a front yard setback less than the front yard setback of the main building.
- When a detached accessory building is closer to the main building than ten (10) feet the minimum side yard requirement for the main building must be observed. Detached accessory buildings must have a side yard setback of not less than three (3) feet from any side lot line provided that such building is separated from the main building by a minimum distance of ten (10) feet.
- Detached accessory buildings located closer to the main building than ten (10) feet will observe the requirement of the main building. Detached accessory buildings separated from the main building by a distance of ten (10) feet or more without a rear alley must not be less than ten (10) feet from any rear lot line. Detached accessory buildings separated from the main building by a distance of ten (10) feet or more with a rear alley may be located within three (3) feet of a rear lot line if the height of the building is no greater than eight (8) feet and a solid fence or wall of the same height is built on the rear lot line to screen the building from the rear.

### 10. WHAT MATERIALS MAY I USE TO BUILD MY ADDITION OR ACCESSORY BUILDING?

- The exterior facades of the first floor of a main building and any additions in residential districts shall be constructed of one hundred (100) percent masonry. Cementitious fiber board may constitute up to fifty (50) percent of stories other than the first story.
- Exterior facades of accessory buildings must be constructed of the same exterior construction material of the main building. Cementitious fiber board may be used to fulfill masonry requirements for accessory buildings of two hundred (200) square feet or less.
- Metal or wood may be used as an exterior construction material for an accessory building of one hundred twenty (120) square feet or less.
- Cementitious fiber board may be used to meet masonry exterior façade requirements of accessory buildings when the main building is constructed entirely of wood.

### 11. WHAT IF MY ACCESSORY BUILDING IS ALREADY BUILT WITHOUT A PERMIT?

- These things do happen, come in and apply for the residential building permit. Our office staff will assist you as you obtain the permit if a permit is forgotten. We can not change the requirements, but we will help resolve the issue.